

143.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

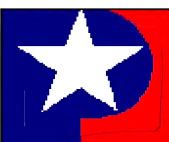
800,500 / 800,500

USE VALUE:

800,500 / 800,500

ASSESSED:

800,500 / 800,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PINE RIDGE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: HORN WALTER M/ETAL	
Owner 2: CALLIOTTE BRENDA CAROL	
Owner 3:	

Street 1: 24 PINE RIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 2050 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5330	Sq. Ft.	Site			0	80.	1.09	9									463,919							463,900

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5330.000	336,600		463,900	800,500		92465
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

PREVIOUS ASSESSMENT								Parcel ID	143.0-0002-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,600	0	5,330.	463,900	800,500		Year end	12/23/2021
2021	101	FV	326,800	0	5,330.	463,900	790,700		Year End Roll	12/10/2020
2020	101	FV	326,900	0	5,330.	463,900	790,800	790,800	Year End Roll	12/18/2019
2019	101	FV	258,900	0	5,330.	434,900	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	255,900	0	5,330.	359,500	615,400	615,400	Year End Roll	12/20/2017
2017	101	FV	255,900	0	5,330.	330,500	586,400	586,400	Year End Roll	1/3/2017
2016	101	FV	255,900	0	5,330.	301,500	557,400	557,400	Year End	1/4/2016
2015	101	FV	241,800	0	5,330.	295,700	537,500	537,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
NYARY CYNTHIA	25591-390		8/23/1995			261,500	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/31/2018	1071	Re-Roof	6,699	C																7/21/2018	Inspected	PH	Patrick H
9/23/2014	1243	Porch	7,000		9/23/2014			Rebuild existing f												6/9/2018	MEAS&NOTICE	HS	Hanne S
6/8/2010	596	Manual	4,200																	2/3/2009	Measured	372	PATRIOT
9/21/2005	860	Redo Kit	16,440	C		G7	GR FY07	PART GUT REHAB OF												1/21/2000	Inspected	276	PATRIOT
9/5/1995	522		1,600					7X13 ROOF WDK												12/1/1999	Mailer Sent		
																				11/18/1999	Measured	264	PATRIOT
																				12/1/1981		CS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																					
Type: 15	- Old Style			Full Bath: 1	Rating: Good																																												
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																																												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																																												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																												
Frame: 1	- Wood			1/2 Bath: 1	Rating:																																												
Prime Wall: 4	- Vinyl			A HBth:	Rating:																																												
Sec Wall:				OthrFix: 1	Rating:																																												
Roof Struct: 1	- Gable			OTHER FEATURES																																													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			<b>RESIDENTIAL GRID</b> 1st Res Grid   Desc: Line 1   # Units 1 Level   FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals   RMS: 9   BRs: 4   Baths: 1   HB																																									
Color: GRAY				A Kits: 1	Rating:																																												
View / Desir:				Fpl: 1	Rating: Average																																												
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																																												
Grade: C	- Average			<b>CONDOS INFORMATION</b>																																													
Year Blt: 1930	Eff Yr Blt:			Location:																																													
Alt LUC:				Total Units:																																													
Jurisdct: G12	Fact: .			Floor:																																													
Const Mod:				% Own:																																													
Lump Sum Adj:				Name:																																													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																					
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26.4 %	Exterior:	No Unit	RMS	BRS	FL																																				
Prim Int Wal 2	- Plaster			Functional:					Interior:	1	9	4	M																																				
Sec Int Wall:				Economic:					Additions:																																								
Partition: T	- Typical			Special:					Kitchen:																																								
Prim Floors: 3	- Hardwood			Override:					Baths:																																								
Sec Floors:				Total:	26.4 %				Plumbing:																																								
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>					Electric:																																								
Subfloor:				Basic \$ / SQ: 135.00					Heating:																																								
Bsmnt Gar: 1				Size Adj.: 1.20147061					General:																																								
Electric: 3	- Typical			Const Adj.: 0.98000199					Totals	1	9	4																																					
Insulation: 2	- Typical			Adj \$ / SQ: 158.955																																													
Int vs Ext: S				Other Features: 91500																																													
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																																													
# Heat Sys: 1				NBHD Mod:																																													
% Heated: 100				LUC Factor: 1.00																																													
Solar HW: NO	Central Vac: NO			Adj Total: 457383																																													
% Com Wal	% Sprinkled			Depreciation: 120749					Juris. Factor: 1.00	Before Depr: 158.95																																							
				Depreciated Total: 336634					Special Features: 0	Val/Su Net: 107.54																																							
									Final Total: 336600	Val/Su SzAd: 176.79																																							
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:																																				
<b>SPEC FEATURES/YARD ITEMS</b>																																																	
<table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>A</th><th>Y/S</th><th>Qty</th><th>Size/Dim</th><th>Qual</th><th>Con</th><th>Year</th><th>Unit Price</th><th>D/S</th><th>Dep</th><th>LUC</th><th>Fact</th><th>NB Fa</th><th>Appr Value</th><th>JCod JFact</th><th>Juris. Value</th> </tr> </thead> <tbody> <tr> <td colspan="16"></td> </tr> </tbody> </table>																Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																
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<b>PARCEL ID</b> 143.0-0002-0007.0																																																	
More: N				Total Yard Items:				Total Special Features:				Total:																																					